

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	
Address line 1	Land North of Water Lane
Address line 2	
Address line 3	
Town/city	Angmering
Postcode	
Description of site location must be completed if postcode is not known:	
Easting (x)	507574
Northing (y)	105146

Description

Land to the North of Water Lane comprising agricultural land and the Angmering Oval Raceway

2. Applicant Details

Title	
First name	
Surname	c/o Agent
Company name	Rydon Homes Ltd / Gleeson Land
Address line 1	30 Carlton Crescent
Address line 2	Polygon
Address line 3	
Town/city	Southampton
Country	

2. Applicant Details

Postcode	SO15 2EW	
Are you an agent acting on behalf of the applicant?		
☒ Yes ☐ No		
Primary number		
Secondary number		
Fax number		
Email address		

3. Agent Details

Title	Mr
First name	Ian
Surname	Johnson
Company name	Luken Beck
Address line 1	30 Carlton Crescent
Address line 2	Polygon
Address line 3	
Town/city	Southampton
Country	
Postcode	SO15 2EW
Primary number	
Secondary number	
Fax number	
Email	

4. Development Description

Please indicate all those reserved matters for which approval is being sought

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Outline application with some matters reserved for the development of up to 525 residential dwellings (Use Class C3), 3ha (gross) of employment land (Use Class B1), public open space, play areas, access, associated infrastructure and landscaping.

Reference number A/40/18/OUT

Date of decision (date must be pre-application submission)

27/08/2019

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

4. Development Description

Reserved Matters application for the erection of 525 residential dwellings with associated parking, landscaping, play areas and public open space following approval of outline application A/40/18/OUT, relating to layout, scale, appearance and landscaping.

Has the work already started?

☒ Yes ☐ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Drawing Number 1911-P-100 Rev.F - Location Plan
Drawing Number 1911-P-101 Rev.G - Land Use Parameters
Drawing Number 1911-P-102 Rev.G - Building Heights Parameters
Drawing Number ITB9105-GA-102 Rev.G - Site Access to Water Lane and Dappers Lane
Drawing Number ITB9105-GA-117 - Proposed Access from Dappers Lane
Drawing Number ITB9105-GA-118 Rev.B - Access Link from Dappers Lane showing Bus / Cycle / Pedestrian access

Please list all drawing numbers submitted with this application for approval

Cover Letter - produced by Luken Beck
CIL Forms
Planning Statement (including Affordable Homes Statement and Statement of Community Involvement) - produced by Luken Beck
Plans, Drawings and DAS Compliance - produced by OSP (please refer to submitted drawing schedule for full breakdown)
Street Lighting Details - produced by DFL
Ecology Appraisal - produced by Ethos
Drainage Strategy - produced by CEP
Swept Path and Visibility Splays - produced by Motion
Landscape Framework, Planting Plan and Hard Landscaping - produced by Huskisson Brown Associates
Biodiversity Net Gain Assessment: - produced by Ethos
Energy Statement - produced by AES Sustainability Consultants
Tree Protection Plan - produced by Barrell Tree Consultants
Noise Assessment - produced by Phlorum
Housing Market Assessment - produced by CACI

If applicable, please state the reasons for any changes to the original drawings

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	Arun DC and West Sussex CC
Reference	
Date (Must be pre-application submission)	
03/09/2021	

Details of the pre-application advice received

7. Pre-application Advice

A series of meetings have been held with Arun DC officers and West Sussex CC Highways officers between May and November 2021.

Advice has been received on a range of design, landscape, drainage, arboricultural, noise and highways related matters, including strengthening character areas, meeting car parking standards, achieving a sustainable drainage scheme, appropriate densities, mitigation of noise from the A27 and adjoining commercial uses, minimising the impact on views from the National Park and reinforcing a landscape-led layout.

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☐ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

30/11/2021